BLOCK 3 PT OF LOT 25
IN OR 2547/1866
HILLS @ THOMAS CREEK PB 5/65

BYRD MARTHA JANELL LVG TRUST/BYRD MARTHA JANELL TR
43264 BLACK JACK RIDGE
CALLAHAN, FL 32011

2026

24-1N-24-0750-0003-0254

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

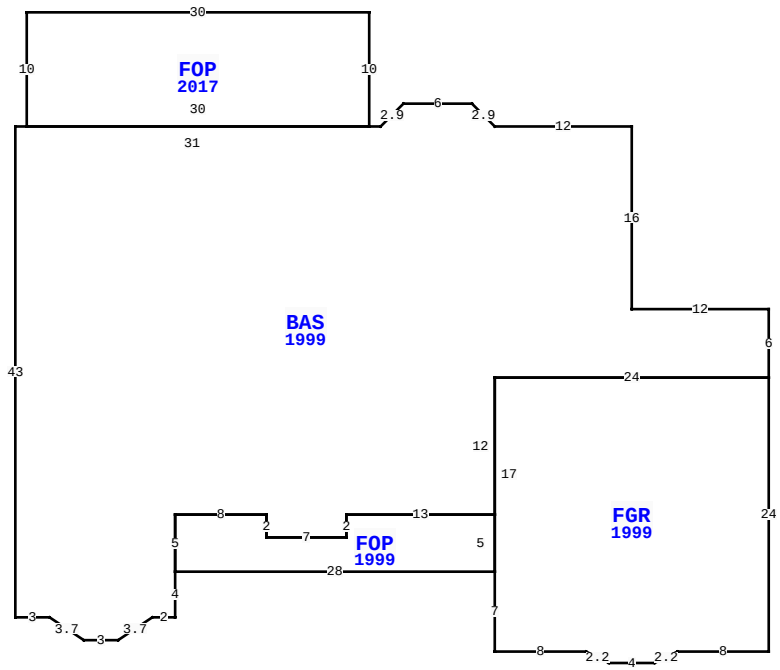
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	1999	1,932	238,344
FGR	582	55	1999	320	39,477
FOP	126	30	1999	38	4,688
FOP	300	30	2017	90	11,103
TOTALS	2,940			2,380	293,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,380	110.2500	153.25	364,735	1999	1999	0	0	0	19.50	80.50

1 SNGL FAM 100% - 2019 Heated Area: 1932 HX Base Yr 2019



43264 BLACK JACK RDG, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		314,723
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		402,523
SOH/AGL Deduction		251,493
ASSESSED VALUE		151,030
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		94,619
TOTAL JUST VALUE		402,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005203	REPAIR/RRF	15,315	06/16/2020
19002571	GARAGE	60,228	03/14/2019
B985233	NEW CONSTR	96,309	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2547/1866	3/17/2022	SW	U	I	11	100
GRANTOR: BYRD MARTHA J						
GRANTEE: MARTHA JANELL BYRD						
2209/1548	7/02/2018	WD	Q	I	01	250,000
GRANTOR: HODGE ANNETTE M						
GRANTEE: BYRD JAMES LLOYD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 N16 W12 U2 L2 W6 D2 L2 W1
FOP=[YR=2017] N10 W30 S10 E30$ W31 S43 E3 D2 R3 E3 U2 R3
E2N4 FOP=[YR=1999] E28 FGR=[YR=1999] S7 E8 D1 R2 E4 U1 R2
E8 N24 W24 S17 $ N5 W13 S2 W7 N2 W8 S5 $ N5 E8 S2 E7 N2E13
N12 E24 N6 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS

BLOCK 3 PT OF LOT 25
IN OR 2547/1866
HILLS @ THOMAS CREEK PB 5/65

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24-1N-24-0750-0003-0254

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

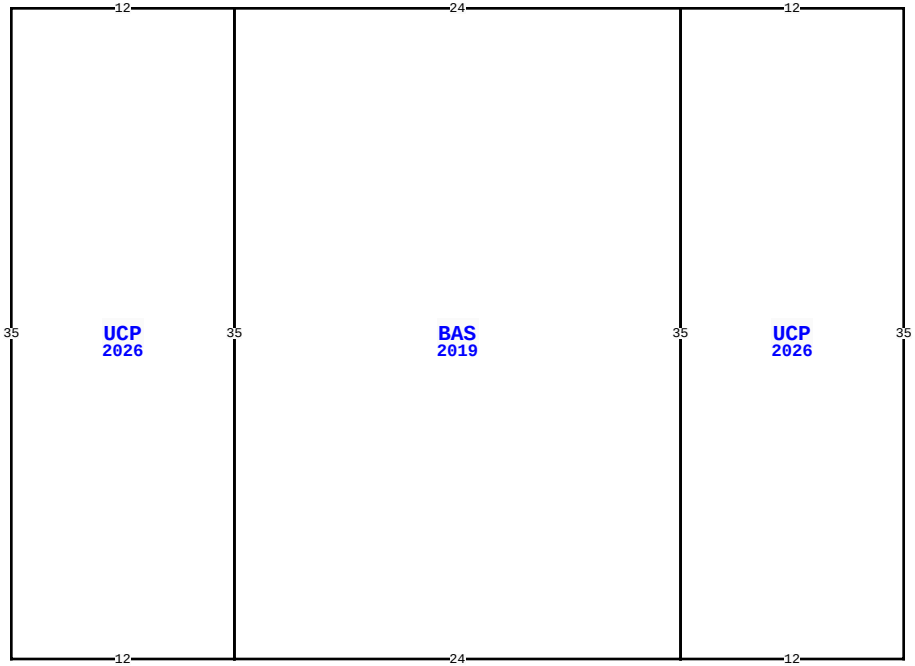
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	17,592
UCP	420	20	2026	84	1,760
UCP	420	20	2026	84	1,760
TOTALS	1,680			1,008	21,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,008	57.1320	22.28	22,458	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2019 Heated Area: 840 HX Base Yr 2019



43264 BLACK JACK RDG, CALLAHAN

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2209/1548	7/02/2018	WD	Q	I	01	250,000
GRANTOR: HODGE ANNETTE M						
GRANTEE: BYRD JAMES LLOYD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S35 E24 N35 $
UCP=[YR=2026;ORIG=0,0] E12 S35 W12 N35 $
UCP=[YR=2026;ORIG=-24,0] W12 S35 E12 N35 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS